

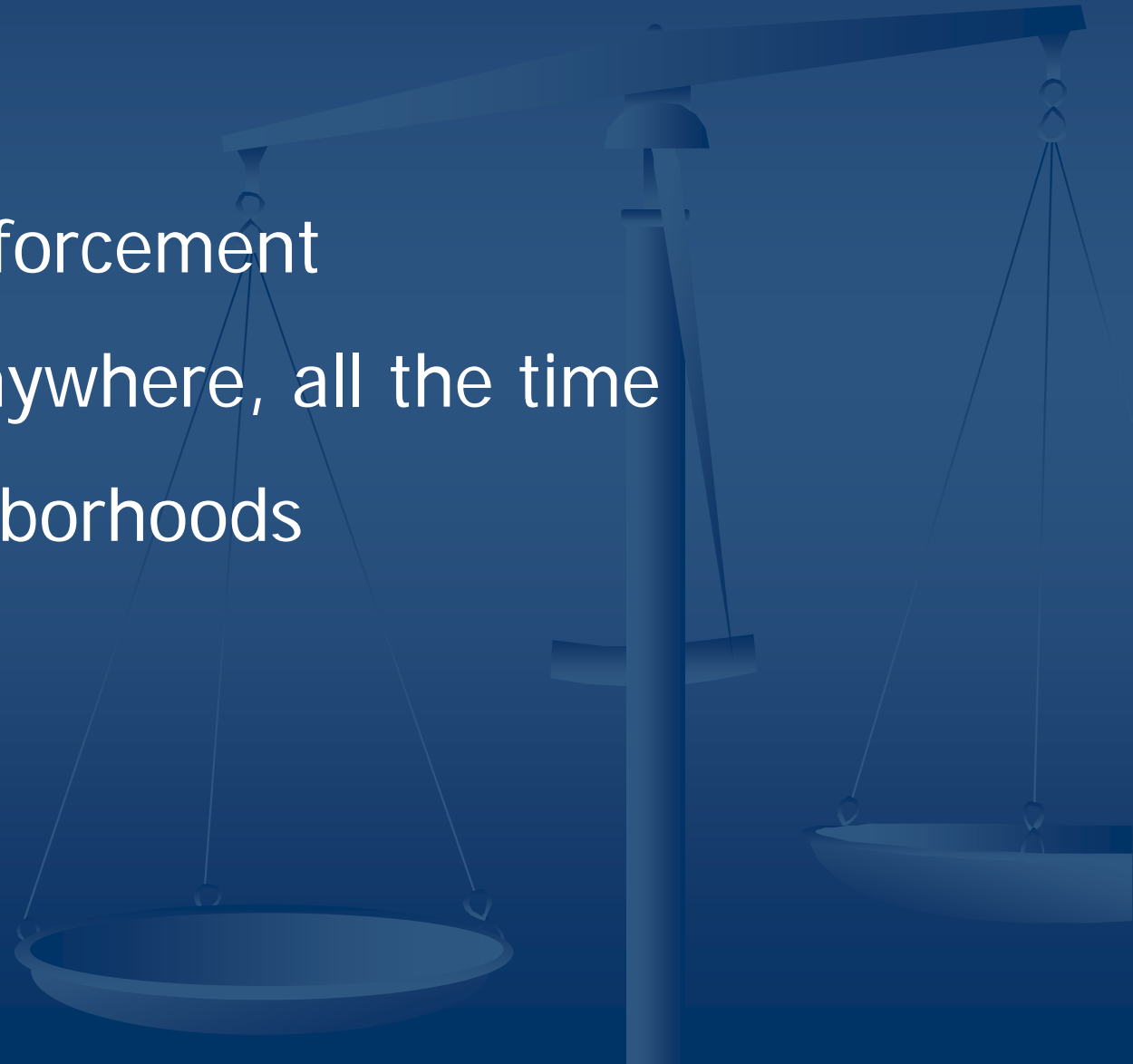
# Nuisance Ordinance Amendments

A faint, stylized illustration of a balance scale is visible in the background. The scale is positioned on the right side of the frame, with its vertical column and horizontal beam extending across the upper right. Two pans are suspended from the beam by thin lines. The entire image has a dark blue background.

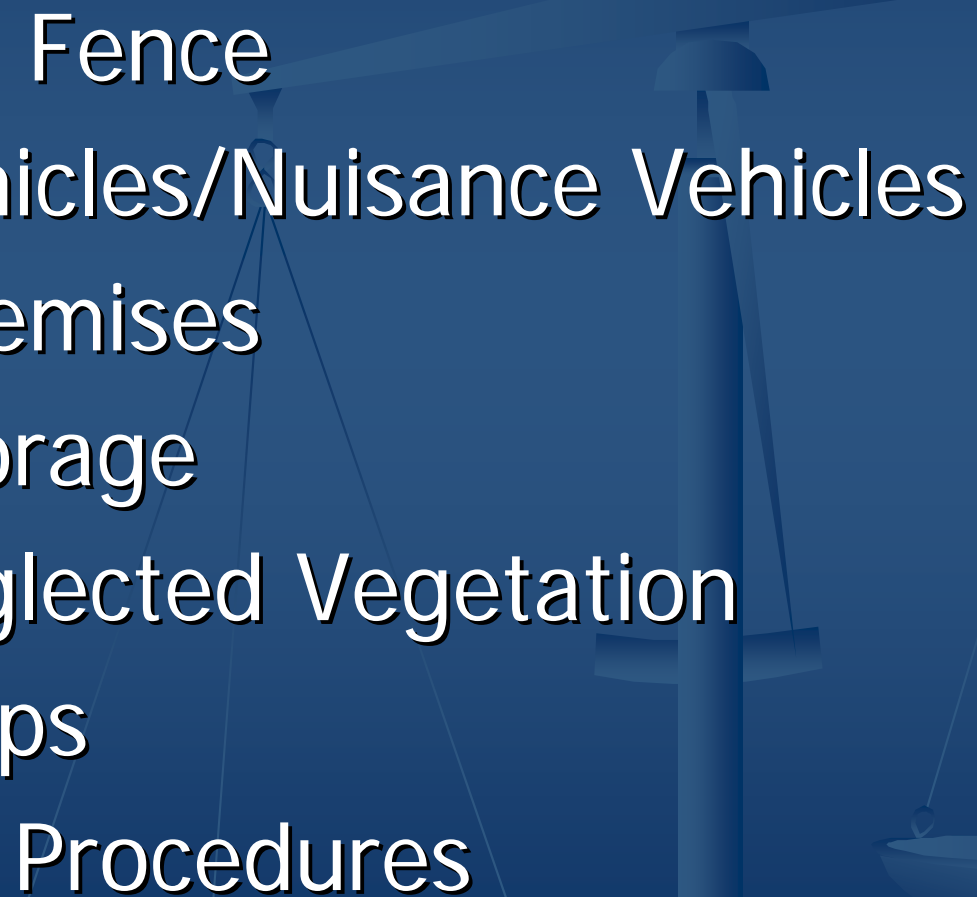
An introduction to the upcoming  
changes in our Nuisance Ordinance

# A new direction to align with the following Council Strategies

- Increased code enforcement
- People feel safe anywhere, all the time
- Reinvigorate neighborhoods
- Improve housing



# Principal Changes

1. Dilapidated Fence
  2. Junked Vehicles/Nuisance Vehicles
  3. Unclean Premises
  4. Outside Storage
  5. Unsafe/Neglected Vegetation
  6. Vehicle Tarps
  7. Abatement Procedures
- 

# Dilapidated Fences

## ■ Prior Standards

- 15 degrees out of vertical alignment
- 10% of it's pickets or structural components either damaged, missing, or rotted.

## ■ New Standards

- Prior standards plus-
- Any fence in a improper state of repair that causes a safety or health concern.
- Improperly positioned
- Anything unsafe and deleterious to the livability of the neighborhood

# Abatement Authority On Fences



# Junked and Nuisance Vehicles

## ■ Old Ordinance

- Restricted to “Visible From A Public Right Of Way.
- Excluded boats and personal watercraft vehicles

## ■ New Ordinance

- Includes that which is visible from private property as well as public.
- Includes all-terrain vehicles, boats, or personal watercraft vehicles
- Tougher restrictions for vehicles on jacks, vehicles with flat tires and vehicles used for storage



# Nuisance Vehicles



# Unclean Premises

## ■ Now Includes

- "offensive to persons of ordinary sensibilities due to objectionable odors or accumulation of waste and fecal matter"
- "unsanitary water on the ground or in a vessel"
- "areas or conditions that harbor rodents or parasitic insects, or promote mosquito breeding."
- "dilapidated fences"
- "poison oak or poison ivy or other poisonous plant within 50 feet of a structure or fence line"





# Outside Storage

- No prior specification restricting outside storage at residential properties.
- Indoor Furniture, appliances, machines, tools, cartons, lawn maintenance equipment
- Used, deteriorated or discarded building materials
- Barrels, casks, boxes
- All Auto Parts (Interior, Exterior, Body, Engine, Tires, etc...)
- Firewood must be stacked 12" off the ground
- Any material which tends to decay or become putrid or provides harborage for rodents and other vermin.

# Outside Storage



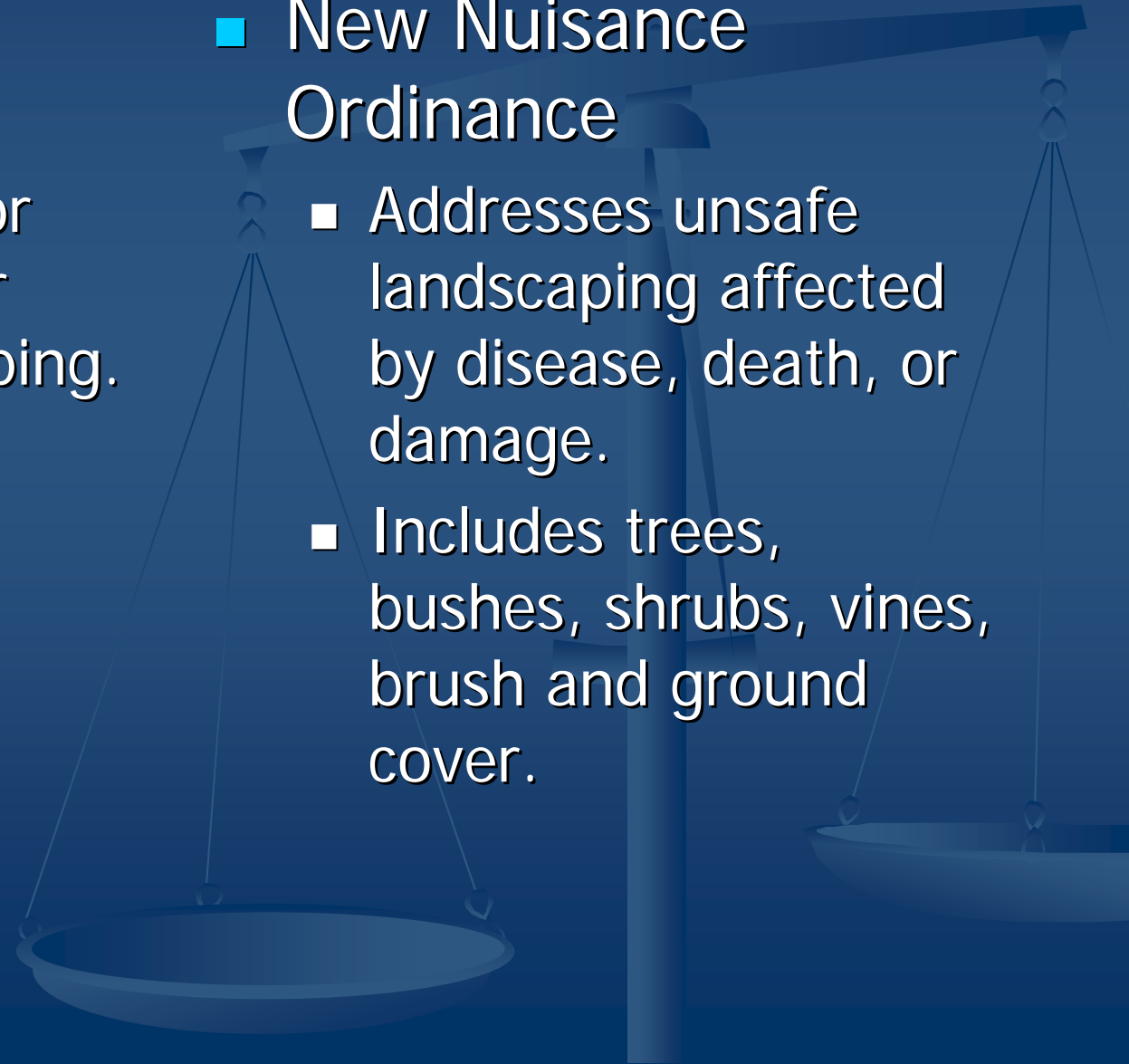
# Unsafe/Neglected Vegetation

## ■ Prior Nuisance Ordinance

- No specification for dead, diseased, or damaged landscaping.

## ■ New Nuisance Ordinance

- Addresses unsafe landscaping affected by disease, death, or damage.
- Includes trees, bushes, shrubs, vines, brush and ground cover.





# Unsafe/Neglected Vegetation



# Nuisance Tarp

- No prior restrictions on tarps.



- New restriction
  - "Material used for screening from view a vehicle, boat, trailer or other item that is torn or defective or worn or is not fitted and manufactured for a specific vehicle."





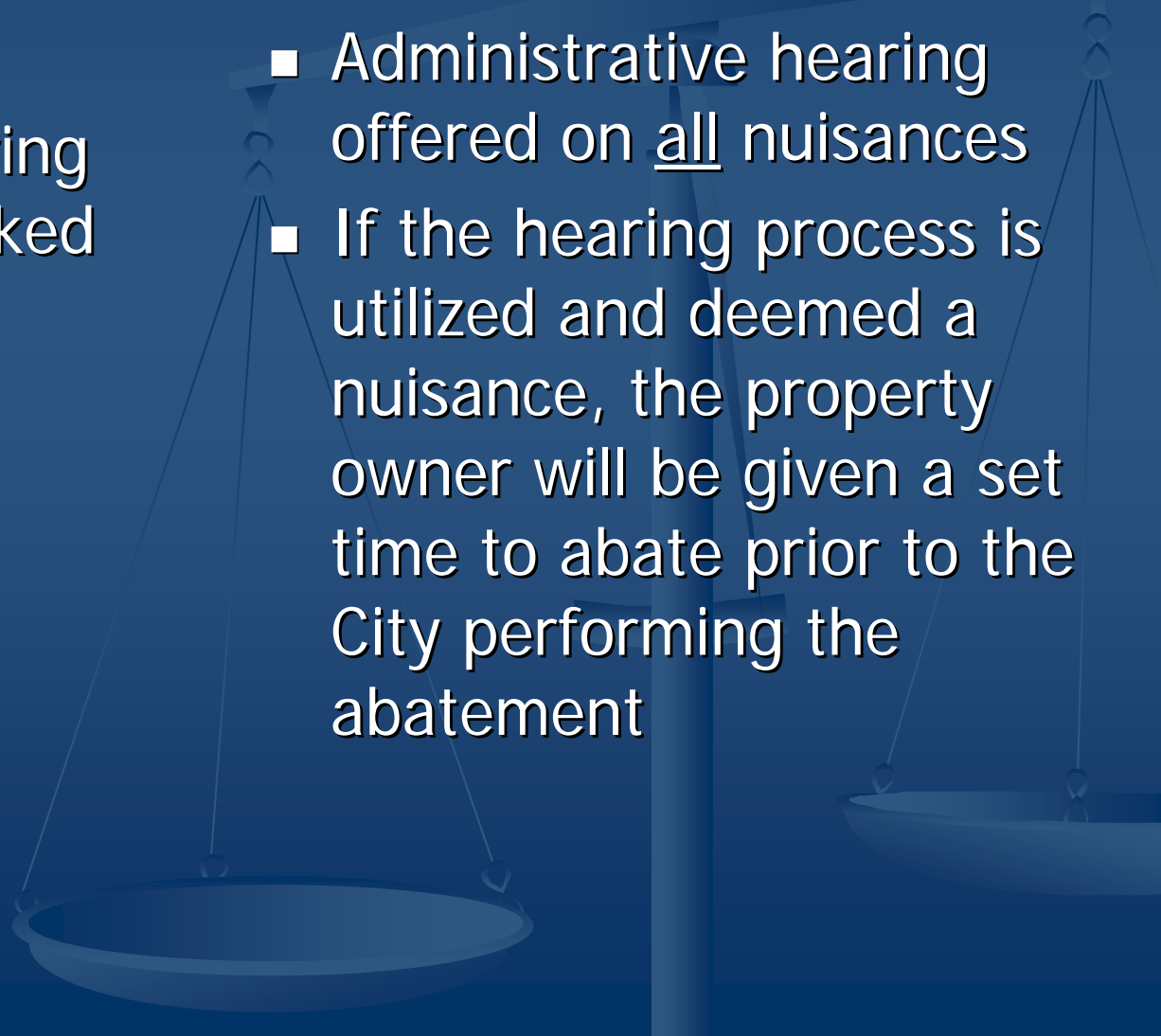
# Abatement Procedures

## ■ Prior Nuisance Ordinance

- Administrative hearing offered only on junked vehicles

## ■ New Nuisance Ordinance

- Administrative hearing offered on all nuisances
- If the hearing process is utilized and deemed a nuisance, the property owner will be given a set time to abate prior to the City performing the abatement



# By Resolution:

## Proposed Fees and Increased Fines

- Inspection and re-inspection fees
- Tiered fines with ranged recommendations for repeat violators
- Increased and new administration fees for abatements

Comprehensive fee initiative vetted by internal audit, legal and judiciary

# To Date and Next Steps

- May 22: Municipal Policy Committee Review
  - June 19: Council Agenda
  - July – September: Educational Campaign
  - October 1: Implement New Ordinance
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# Our Mission

- Safe and attractive neighborhoods through voluntary compliance.

